



# City of Annapolis

## Department of Planning & Zoning

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## Planning Commission

June 4, 2015

The Planning Commission (PC) of the City of Annapolis held its regularly scheduled meeting on June 4, 2015 in City Council Chambers. **Chair** Herald called the meeting to order at 7:01p.m.

**Commissioners Present:** **Chair** William Herald, **Vice Chair** David Iams, David DiQuinzio, Dr. Eleanor Harris, Robert Waldman

**Commissioners Absent:** Benjamin Sale

**Staff Present:** Pete Gutwald, Tom Smith, Dr. Sally Nash

### C. APPROVAL OF AGENDA

Mr. DiQuinzio moved to amend the agenda to reverse Items I and H on the agenda. Dr. Harris seconded the motion. **Passed 5-0.**

Dr. Harris moved approval of the agenda as modified. Mr. DiQuinzio seconded the motion. **Passed 5-0.**

### D. APPROVAL OF MINUTES

#### **May 20, 2015 Meeting Minutes**

Mr. DiQuinzio moved approval of the May 20, 2015 meeting minutes as written. Dr. Harris seconded the motion. **Passed 4-0.** (Herald abstained)

### E. MISCELLANY

**Chair** Herald noted that the next PC meeting is scheduled for July 2, 2015 and members have indicated they are able to attend.

Mr. Gutwald asked members to hold July 15, 2015 on their calendars for a work session on the Crystal Springs project.

### F. APPROVAL OF FINDINGS AND OPINIONS

#### **Eastport Sail Loft - PD2014-001**

Mr. DiQuinzio moved approval of the Eastport Sail Loft opinion as written. **Vice Chair** Iams seconded the motion. **Passed 5-0.**

### G. PUBLIC HEARING

#### **1. O-23-15 Modifications to Table of Uses**

Dr. Nash presented Ordinance O-23-15 established to correct code language by adding and defining a new use "Personal Fitness Studios" to the Table of Uses and will also provide a definition for "Physical Health Facilities" to distinguish the two uses. She went over the parking requirement that will be based on a one space per two employees and one space per five students. She recommended approval of the ordinance as presented.

No one from the public spoke in favor or opposition so the **Chair** Herald declared the public hearing closed at 7:34pm.

**Chair Herald** accepted the following exhibits into the record.

Exhibit Number	Planning Commission Exhibit Type
<b>A</b>	Staff memorandum dated 5/27/15 with attachments

Mr. Waldman moved to continue this application to the July 2, 2015 meeting. Mr. DiQuinzio seconded the motion. **Passed 5-0.**

**2. Thomas Woods Residential Planned Development and Preliminary Record Plat, #PD2014-002**

Mr. Smith described the dual application for a residential planned development and preliminary record plat for the Thomas Woods development. The vacant property consists of 1.44 acres with split zoning of R1-B and R3. The development proposal includes 10 units of which 2 will be single-family homes located on the R1-B zoning portion and 8 attached townhouses will be located on the R3 zoning portion. There will be one single access to the property off of Forest Drive and five shared guest parking spaces. He went over the architectural and environmental features of the property. The record plat proposes to dedicate 0.2-acres to a private right of way and 0.8-acres will be dedicated to community open space. He briefly discussed the stormwater management proposal. Because Forest Drive is a County road, the County has given conditional preliminary approval of the right of way access. He noted that the applicant has asked for relief on the setbacks for the front and rear yards and a reduction of the right of way width.

Mr. Hyatt, Attorney, noted that over 61% the property is dedicated to open space and a right in and right out access. The units will be moderately priced in the upper \$300,000 so the applicant is not requesting density bonus but are requesting lieu of for the MPDU. The stormwater management has been satisfied and the utilities are adequate.

Mr. Sfakiyanudis, Managing Member of ETN Global, LLC, acquired the property two years ago and envisioned producing reasonably priced housing as well as something that will enhance the neighborhood. He believes this project satisfies the vision and goals. He discussed the site layout.

Mr. Ruhf, Architect, designed the improvements on the site and believes the proposal is compatible with the code standards so is consistent with the surrounding community. He described the features of the proposed single family homes and attached town homes. He further described how the proposal complies with the Comprehensive Plan. The project will have no problem with satisfying the green building requirements and there will no adverse impacts as result of this development.

Mr. Dawson, Engineer, testified that the property has been properly posted and briefly discussed the progress of the project. They have identified the trees that are priority and the trees to be relocated. He discussed the topography, proposed parking, lot widths, and stormwater management. He concluded that the proposal can satisfy all of the required standards.

Public testimony opened at 8:50pm and those speaking on the application are listed below.

Name	Address	In Favor	In Opposition	Commented On
Dan Bailey	1026 Spa Road			<b>X</b>
Jack Lopus	1350 Walnut Court	<b>X</b>		
John Kariako				<b>X</b>

No one else from the public spoke in favor or opposition so the **Chair** Herald declared the public hearing closed at 8:59pm.

Mr. Smith explained that there are 25 conditions associated with the project and briefly went over those that were not part of the boilerplate conditions. He recommended approval of the residential planned development and preliminary plat as presented.

**Chair Herald** accepted the following exhibits into the record.

Exhibit Number	Planning Commission Exhibit Type
<b>A</b>	Staff memorandum dated 5/28/15 with attachments
<b>B</b>	Revised Development and Forest Conservation Plans and Subdivision Plats – Under Tab 8

Mr. Waldman moved to approve the application to include a new condition that the HOA be responsible for sidewalk and snow removal and also correction to Condition 13 to remove the reference to the two car garage. Dr. Harris seconded the motion. **Passed 3-2.** (Herald and Iams dissent)

#### **H. ADJOURNMENT AND WORK SESSION**

Mr. DiQuinzio moved to adjourn the meeting at 9:53pm so that the PC could enter into a work session to discuss the residential planned development concept for redevelopment of Newtowne 20 and Woodside Gardens by the Annapolis Housing Authority and the Hampstead Companies located at Newtowne Drive. **Vice Chair** Iams seconded the motion. **Passed 5-0.**

Tami Hook, Recorder